



24 Hour Emergency Service

**1885 Clements Rd. Suite 213
Pickering, Ontario
L1W3V4
905.683.6600**

FIRE EXTINGUISHER ANNUAL INSPECTION REPORT

Customer: MVW and Associates

Address: 15-75 Bayly St. W.

Address of Inspection:

Technician: Ken Ablack

Date: December 3, 2025



24 Hour Emergency Service

1885 Clements Rd. Suite 213
Pickering, Ontario
L1W3V4
905.683.6600

No.	Location	Size/ Type	Serial No.	MFG. Date	Last date tested	6yr or H-Test req'd	Fire Hose Size/ Date	Comments
1	Main Entrance	5lb ABC	62753483	25				OK
2	Garage at door to Residence	5lb ABC	62753467	25				OK
3	Basement at stairs	5lb ABC	62753493	25				OK
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								



Tel: 905.683.6600

Please note: All Deficiencies should be corrected as soon as possible to obtain your 2025 Certificate.



24 Hour Emergency Service

**1885 Clements Rd. Suite 213
Pickering, Ontario
L1W3V4
905.683.6600**

FIRE ALARM ANNUAL INSPECTION REPORT

Customer: MVW and Associates

Address: 15-75 Bayly St. W.

Address of Inspection:

Technician: Ken Ablack

Date: December 3, 2025



24 Hour Emergency Service

Sage Fire Protection East Inc.
1885 Clements Rd. Ste 213
Pickering ON L1W3V4
Tel: 905.683.6600

FIRE ALARM REPORT
TEST AND INSPECTION RECORDS

(Reference: 3.7.5.1.1, 5.1.2)

E1. FIRE ALARM SYSTEM ANNUAL TEST AND INSPECTION REPORT

(Reference: 5.1.2)

Building Name:	MVW and Associates	Date:	December 3, 2025
Address:			
System Manufacturer:	Mircom	Model Number:	FX 1000

		YES	NO	NA	REMARKS
A	System provides single-stage operation	✓			
B	System provides two-stage operation		✓		
C	The entire fire alarm system has been inspected and tested in accordance with CAN/ULC-S536, Inspection and Testing of Fire Alarm Systems.	✓			
D	The fire alarm system documentation is on site and includes a description of the system.	✓			
E	The fire alarm system is fully functional.	✓			
F	The fire alarm system has deficiencies noted on the pages attached.		✓		
G	Comments:				
H	A copy of this report will be given to the following, who is the owner or owner's representative for this building:	✓			

This is to certify that the information contained in the Fire Alarm System Annual Test and Inspection Report is correct and complete

Graham Nicholson
Printed Name of Primary or Supervising
Technician Conducting the Test & Inspection

Signature of Primary or Supervising
Technician Conducting the Test & Inspection

Printed Name of Technician Conducting
the Test & Inspection

Signature of Technician Conducting
the Test & Inspection

Sage Fire Protection East Inc.
Company

19-998109
Identification Number of Primary or Supervising
Technician Conducting the Test & Inspection

Company

Identification Number of Technician
Conducting the Test & Inspection

905.683.6600
Telephone

Telephone



Sage Fire Protection East Inc.
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24 Hour Emergency Service

E2. CONTROL UNIT OR TRANSPONDER TEST RECORD

Yes = Tested Correctly

No = Did Not Test Correctly
 Refer to Remarks E2 12

N/A = Not Applicable
 Function or Feature not Provided on
 this Fire Alarm System

E2.1 CONTROL UNIT OR TRANSPONDER TEST

(Reference 5.1.3.5.2.2.1)

Control Unit or Transponder Location:
Control Unit or Transponder ID:

		YES	NO	NA	REMARKS
A	Power 'On' visual indicator operates.	✓			
B	Common visual <i>trouble signal</i> operates.	✓			
C	Common audible <i>trouble signal</i> operates.	✓			
D	<i>Trouble signal</i> silence switch operates.	✓			
E	<i>Main power supply failure trouble signal</i> operates.	✓			
F	<i>Ground fault tested</i> on positive and negative initiates <i>trouble signal</i> .	✓			
G	<i>Alert signal</i> operates.			✓	
H	<i>Alarm signal</i> operates.	✓			
I	Automatic transfer from <i>alert signal</i> to <i>alarm signal</i> operates.			✓	
J	Manual transfer from <i>alert signal</i> to <i>alarm signal</i> operates.			✓	
K	Automatic transfer from <i>alert signal</i> to <i>alarm signal</i> cancel (acknowledge) feature operates on a two-stage system.			✓	
L	<i>Alarm signal</i> silence inhibit function operates.	✓			
M	<i>Alarm signal</i> manual silence operates.	✓			
N	<i>Alarm signal</i> silence visual indication operates.	✓			
O	<i>Alarm signal</i> , when silenced, automatically reinitiates upon <i>subsequent alarm</i> .	✓			
P	<i>Alarm signal</i> silence automatic cut-out timer.	N/A minutes			
Q	Audible and visual <i>alert signals</i> and <i>alarm signals</i> programmed and operate per <i>design</i> and <i>specification</i> , or documentation as detailed in Appendix C, Description of Fire Alarm System for Inspection and Test Procedures.	✓			
R	<i>Input circuit</i> , alarm and supervisory operation, including audible and visual indication operates.	✓			
S	<i>Input circuit</i> supervision fault causes a trouble indication.	✓			
T	<i>Output circuit</i> alarm indicators operates.	✓			
U	<i>Output circuit</i> supervision fault causes a trouble indication.	✓			
V	Visual indicator test (lamp test) operates.	✓			
W	Coded signal sequences operate not less than the required number of times and the correct alarm signal operates thereafter.			✓	
X	Coded signal sequences are not interrupted by <i>subsequent alarms</i> .			✓	
Y	<i>Ancillary device</i> bypass will result in a <i>trouble signal</i> .	✓			
Z	<i>Input circuit</i> to <i>output circuit</i> operation, including <i>ancillary device</i> circuits, for correct program operation, as per <i>design</i> and <i>specification</i> , or documentation as detailed in Appendix C, Description of Fire Alarm System for Inspection and Test Procedures.	✓			
AA	Fire alarm system reset operates.	✓			
BB	Main power supply to emergency power supply transfer operates.	✓			
CC	Status change confirmation (<i>smoke detectors only</i>) verified. [Refer Subsection 5.7.4.3, Status Change Confirmation (Alarm Verification Feature)].	✓			
DD	Receipt of the alarm transmission to the fire signal receiving centre.	✓			
EE	Receipt of the supervisory transmission to the fire signal receiving centre.	✓			
FF	Receipt of the trouble transmission to the fire signal receiving centre (<i>Sage Electric</i>).	✓			
GG	Record the name and telephone number of the fire signal receiving centre.	✓			
HH	Operation on the fire signal receiving centre disconnect means results in a specific trouble indication at the control unit or transponder and transmits a trouble signal to the fire signal receiving centre.	✓			



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E2.2 VOICE COMMUNICATION TEST (Reference: 5.1.3, 5.2.3.1)

		YES	NO	NA	REMARKS
A	Power 'On' visual indicator operates.			✓	
B	Common visual <i>trouble signal</i> operates.			✓	
C	Common audible <i>trouble signal</i> operates.			✓	
D	<i>Trouble signal</i> silence switch operates.			✓	
E	All-call voice paging, including visual indicator, operates.			✓	
F	Output circuits for selective voice paging, including visual indication, operates.			✓	
G	Output circuits for selective voice paging trouble operation, including visual indication, operates.			✓	
H	Microphone, including press to talk switch, operates.			✓	
I	Operation of voice paging does not interfere with initial inhibit time of <i>alert signal</i> or <i>alarm signal</i> .			✓	
J	All-call voice paging operates (on <i>emergency power supply</i>).			✓	
K	Upon failure of one amplifier, system automatically transfers to backup amplifier(s).			✓	
L	Circuits for emergency telephone call-in operation, including audible and visual indication, operates.			✓	
M	Circuits for emergency telephones for operation, including two-way voice communication, operates.			✓	
N	Circuits for emergency telephone trouble operation, including visual indication, operates.			✓	
O	Emergency telephone verbal communication operates.			✓	
P	Emergency telephone operable or in-use tone at handset operates.			✓	

E2.3 CONTROL UNIT OR TRANSPONDER INSPECTION (Reference: 5.1.3, 5.2.4.1)

Control Unit or Transponder Location:	
Control Unit or Transponder ID:	

		YES	NO	NA	REMARKS
A	Input circuit designations correctly identified in relation to connected field devices.			✓	
B	Output circuit designations correctly identified in relation to connected field devices.			✓	
C	Correct designations for common control functions and indicators.			✓	
D	Plug-in components and modules securely in place.			✓	
E	Plug-in cables securely in place.			✓	
F	Record the date, revision and version of <i>firmware</i> and <i>software</i> program.	Date: N/A	Rev: N/A	Ver: N/A	
G	Clean and free of dust and dirt.			✓	
H	Fuses are in accordance with manufacturer's <i>specification</i> .			✓	
I	Control unit or transponder lock is functional.			✓	
J	Termination points from wiring to <i>field devices</i> is secure.			✓	

E2.4 POWER SUPPLY INSPECTION (Reference: 5.1.3, 5.3.1)

Control Unit or Transponder Location:	Basement Electrical
Control Unit or Transponder ID:	2 x 12v 12ah

		YES	NO	NA	REMARKS
A	Fused in accordance with the manufacturer's marked rating of the system.	✓			
B	Adequate to meet the requirements of the system.	✓			



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E2.5 EMERGENCY POWER SUPPLY TEST AND INSPECTION

(Reference: 5.1.3, 5.3.2, 5.3.3)

Control Unit or Transponder Location:	Basement Electrical Room
Control Unit or Transponder ID:	2x 12v 12ah

		YES	NO	NA	REMARKS
A	Correct battery type as recommended by manufacturer	✓			
B	Correct battery rating as determined by battery calculations based on full system load.	✓			
C	Battery voltage with main power supply 'ON'.		27.33	V dc	
D	Battery voltage and current with main power supply 'OFF' and fire alarm system in supervisory condition		Voltage: 26.86 Current: 0.38	V dc	
E	Battery voltage and current with main power supply 'OFF' and fire alarm system in full load condition.		Voltage: 26.62 Current: 0.8	V dc	
F	Charging current.		1.8		
G	Physical damage.		✓		
H	Terminals cleaned and lubricated.			✓	
I	Terminals clamped tightly.	✓			
J	Correct electrolyte level.			✓	
K	Specific gravity of electrolyte is within manufacturer's specifications			✓	
L	Electrolyte leakage.		✓		
M	Adequate ventilation.	✓			
N	Battery manufacturer's date code or in-service date		Date: 2024		
O	Correct battery type as recommended by manufacturer	✓			
P	Indicate type of battery tests performed.		Type:		
	(i) Required supervisory load for 24 hours followed by the required full load operation; or		✓		
	(ii) A silent test by using the load resistor method may be used for the full duration test (Refer to Appendix F1, Silent Test; or		✓		
	(iii) Silent accelerated test. (Refer to Appendix F2, Silent Accelerated Test); or	✓			
	(iv) A battery capacity meter test (Refer to Appendix F3, Battery Capacity Meter Test); or		✓		
	(v) In lieu of the above battery tests, replace the battery with a new set having a current date code, amp-hour capacity and type as recommended by the manufacturer.		✓		
Q	Record calculated battery capacity (Refer to Appendix F4.1 -C).		4.20	Ah	
R	Record battery terminal voltage after completion of tests		26.22	V dc	
S	Battery voltage not less than 85% of its rating after the tests	✓			
T	Generator provides power to the AC circuit serving the fire alarm system.		✓		
U	Trouble condition at the emergency generator shall result in an audible common trouble signal and a visual indication at the required annunciator.			✓	



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E2.6 ANNUNCIATOR AND REMOTE TROUBLE SIGNAL UNIT TEST AND INSPECTION

(Reference: 5.1.4, 5.4.1)

Annun. or sequential display location:
Annun. or sequential display ID:

		YES	NO	NA	REMARKS
A	Power 'ON' indicator operates.			✓	
B	Individual alarm, and supervisory <i>input zones</i> are clearly indicated and separately designated.			✓	
C	Individual alarm, and supervisory <i>zone</i> designation labels are properly identified.			✓	
D	Common <i>trouble signal</i> operates.			✓	
E	Visual indicator <i>test</i> (lamp test) operates.			✓	
F	Input wiring from <i>control unit</i> or <i>transponder</i> is supervised.			✓	
G	Alarm signal silence visual indicator operates.			✓	
H	Switches for ancillary functions operate as per <i>design</i> and <i>specification</i> , or documentation as detailed in Appendix C, Description of Fire Alarm System for Inspection and Test Procedures.			✓	
I	Other ancillary function visual indicators operate.			✓	
J	Manual activation of <i>alarm signal</i> and indication operates.			✓	
K	Displays are visible in installed location.			✓	
L	Operates on emergency power.			✓	

E2.7 ANNUNCIATORS OR SEQUENTIAL DISPLAYS TEST AND INSPECTION

(Reference: 5.1.4, 5.4.2)

Annun. or sequential display location:
Annun. or sequential display ID:

		YES	NO	NA	REMARKS
A	Power 'ON' indicator operates.			✓	
B	Individual alarm and supervisory zone indication operates.			✓	
	Exception: Operation of each individual alarm and supervisory zone indication gives the identical indication, or lights the identical indicators at the other annunciator(s) and sequential display(s).			✓	
	Specify Method of confirmation:			✓	
	Minimum of one alarm zone and one supervisory zone tested per annunciator or sequential display to confirm operation.			✓	
C	Individual alarm and supervisory zone designation labels are properly identified.			✓	
D	Common <i>trouble signal</i> operates.			✓	
E	Visual indicator <i>test</i> (lamp test) operates.			✓	
F	Input wiring from <i>control unit</i> or <i>transponder</i> is supervised.			✓	
G	Alarm signal silence visual indicator operates.			✓	
H	Switches for ancillary functions operate as per <i>design</i> and <i>specification</i> , or documentation as detailed in Appendix C, Description of Fire Alarm System for Inspection and Test Procedures.			✓	
I	Other ancillary function visual indicators operate.			✓	
J	Manual activation of <i>alarm signal</i> and indication operates.			✓	
K	Displays are visible in installed location.			✓	



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E2.8 REMOTE TROUBLE SIGNAL UNIT TEST AND INSPECTION

(Reference: 5.1.4, 5.4.3)

Remote trouble signal unit location: _____
Remote trouble signal unit identification: _____

		YES	NO	NA	REMARKS
A	Input wiring from <i>control unit</i> or <i>transponder</i> is supervised.			✓	
B	Visual <i>trouble signal</i> operates.			✓	
C	Audible <i>trouble signal</i> operates.			✓	
D	Audible <i>trouble signal silence</i> operates.			✓	

E2.9 PRINTER TEST

(Reference: 5.1.4, 5.4.1)

Printer location: _____
Printer identification: _____

		YES	NO	NA	REMARKS
A	Operates as per <i>design</i> and <i>specification</i> , or documentation as detailed in Appendix C, Description of Fire Alarm System for Inspection and Test Procedures.			✓	
B	Zone of each alarm initiating device is correctly printed.			✓	
C	Rated voltage is present.			✓	

E2.10 DATA COMMUNICATION LINK TEST

(Reference: 5.1.5, 5.8 - Note)

Control Unit or Transponder Location: _____
Control Unit or Transponder ID: _____
Data communication link identification: _____

		YES	NO	NA	REMARKS
A	Confirm that a <i>trouble signal</i> is received at the <i>control unit</i> or <i>transponder</i> under an open loop fault for each <i>data communication link</i> (DCL).	✓			
B	Where <i>fault isolation modules</i> are installed in <i>data communication links</i> serving <i>field devices</i> , wiring shall be shorted on the isolated side, <i>annunciation</i> of the fault confirmed, and then a <i>field device</i> on the source side shall be operated, and activation confirmed at the <i>control unit</i> or <i>transponder</i> .			✓	
C	Where fault isolation in <i>data communication links</i> is provided between <i>control units</i> or <i>transponders</i> and between <i>transponders</i> , introduce a <i>short circuit fault</i> and confirm <i>annunciation</i> of the fault and operation outside the shorted section between each pair of:			✓	
	(i) Control unit to control unit			✓	
	(ii) Control unit to transponder			✓	
	(iii) Transponder to transponder			✓	

E2.11 ANCILLARY DEVICE CIRCUIT TEST

(Reference: 5.2.2.1 - Z)

Record Specific Type of Ancillary Circuit		Operation Confirmed			REMARKS
		YES	NO	NA	
1	MAG LOCK	✓			
2	FURNANCE LOCKDOWN	✓			
3					
4					
5					
6					
7					
8					
9					
10					

Note: The tests reported on this Form do not include the actual operational test of ancillary devices.



24 Hour Emergency Service

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E2.12 REMARKS

(Reference: E2)

(Attach additional sheets if further remarks are required)

E3. FIELD DEVICE RECORD

(Reference: 5.1.6)

E3.1 FIELD DEVICE TESTING - LEGEND AND NOTES

(Reference: 5.7.4.1.3, 5.7.4.1.4, 5.7.4.1.5, 5.7.4.3.1, 5.7.4.5.1, 5.7.8.1.1, 5.7.8.2.2, 5.7.8.2.4)

Device	Description	Type	Model No.
M	Manual Pull Station	MIRCOM	MS-401
RHT	Heat Detector, Restorable		CR-135
HT	Heat Detector, Non-Restorable		
S	Smoke Detector Ionization	MIRCOM	1400
	Sensitivity Test Method or Test Equipment:		
	Model/Method:		
	Manufacturer's Sensitivity Range:		
	Sensitivity Range:		
RI	Remote Indicator Unit		
DS	Duct Smoke Detector		
OD	Other Type of Detector		
SFD	Supporting Field Device (Monitor)		
FS	Sprinkler Flow Switch		
SS	Sprinkler Supervisory Device		
PS	Sprinkler Low Pressure Device		
OS	Other Supervisory Devices (Low Water, Low Temperature, Power Loss, etc.		
EM	Fault Isolation Module		
B	Bell		
MH	Mini Horn	MIRCOM	MH-25W
H	Horn Visual		
V	Visual Signal Device		
SP	Cone Type Speaker		
HSP	Horn Type Speaker		
AD	Ancillary Device		
ET	Emergency Telephone		
HV	Horn Strobe		
EOL	End-of-Line Resistor		



9



24 Hour Emergency Service

Sage Fire Protection East Inc.
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Pickering ON L1W3V4
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Fire Alarm System Device Record

Date: December 3, 2025

Company: MVW and Associates

Location:

Floor Number	Device Location	Device Type	Smoke Detector Sensitivity	Correctly Installed	Missing Device	Alarm Operation Confirmed	Zone Number or Address	Annunciation Indication	Supervision Confirmed	Service or Repairs Required	Remarks
	Main Entrance	M	✓	✓	✓	1	✓				MAY
	Main Entrance	MH	✓	✓	✓						
	Stairs to Basement	S	✓	✓	✓	1	✓				
	Furnace Room	DS	✓	✓	✓	2	✓				
	Adjacent Fire Alarm Panel	MH	✓	✓	✓						
	Living Room	SA/CO	✓	✓	✓						EXPIRE 2028
	Room 1 North Side of Home	S	✓	✓	✓	1	✓				
	Room 1 North Side of Home	MH	✓	✓	✓						
	Room 2 North Side of Home	S	✓	✓	✓	1	✓				
	Room 2 North Side of Home	MH	✓	✓	✓						
	Room 3 North Side of Home	S	✓	✓	✓	1	✓				
	Room 3 North Side of Home	MH	✓	✓	✓						
	Room 4 North Side of Home	S	✓	✓	✓	1	✓				
	Room 4 North Side of Home	MH	✓	✓	✓						
	Room 5 South Side of Home	S	✓	✓	✓	1	✓				
	Room 5 South Side of Home	MH	✓	✓	✓						
	Hall South	S	✓	✓	✓	1	✓				
	Hall North	S	✓	✓	✓	1	✓				
	Hall Centre	SA/CO	✓	✓	✓						EXPIRE 2028
	Hall	MH	✓	✓	✓						
	Exit to Garage	M	✓	✓	✓	1	✓				
	Exit from Laundry to outside	M	✓	✓	✓	1	✓				
	Garage	MH	✓	✓	✓	1	✓				EOL
	Garage	RHT	✓	✓	✓						EOL
	Sprinkler Flow	SV	✓	✓	✓	3	✓				
	Pump Outlet SV	SV	✓	✓	✓	5	✓				
	Anti Freeze	SV	✓	✓	✓	6	✓				
	Sprinkler Shut Off	SV	✓	✓	✓	7	✓				

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Pickering ON L1W3V4
Tel: 905.683.6600

Fire Alarm System Device Record

Date: December 3, 2025

Company: MVW and Associates

Location:

[illegible]



Sage Fire Protection East Inc.
1885 Clements Rd. Ste 213
Pickering ON L1W3V4
Tel: 905.683.6600

MVW - - Annual FA Report - December 3, 2025

Sage Fire Protection East Inc
1885 Clements Rd., Unit #213
Pickering ON L1W 3V4
905-683-6600
info@sagefireprotectioneast.com



December 14, 2025

Kerry's Place Autism Services -
MVW & Associates 15-75 Bayly St W Suite 248
Ajax ON L1S 7K7

Attn:

Subject: Annual Inspection Completed - Kerry's Place Autism Services -

We are pleased to inform you that we have completed the annual inspection at Kerry's Place Autism Services - on December 03, 2025.

The inspection identified deficiencies that need to be addressed.

PLEASE SEE REPORT(S) ATTACHED.

When tested, these system(s) were left with deficiencies.

Equipment Tested

1. Wet System 1

Result

Please see report for recommendations and/or deficiencies

PLEASE SEE ATTACHED REPORT(S) FOR REPAIRS THAT MUST BE PERFORMED.

Please review the attached documents and let us know if you have any questions or require further clarification.

To schedule repairs for any deficiencies listed in your quote, please email us at info@sagefireprotectioneast.com, and we'll be happy to arrange a convenient time for the work.

The next inspection is due December 2026

If you need any further assistance, feel free to reach out.

Have a great day!
Sage Fire Protection East Inc

Report of Inspection / Test

Annual NFPA 25



12-03-2025

Property

Kerry's Place Autism Services -

Conducted by: Steve Maddix

Sage Fire Protection East Inc.

1885 Clements Rd

Pickering Ontario L1W 3V4

9056836600

info@sagefireprotectioneast.com

Report of Inspection / Test General Questions

PROPERTY OWNER SECTION

Is the building occupied?	☒ Yes ☐ No ☐ NA	Are all fire protection systems in service?	☒ Yes ☐ No ☐ NA
Is the building completely protected by sprinklers? If No, please explain:	☒ Yes ☐ No ☐ NA	Type of sprinkler heads in spare cabinet? Age?	upright/pendants
Has the system remained in service without modification since the last inspection?	☒ Yes ☐ No ☐ NA	Was the system free of actuations of devices or alarms since the last inspection?	☒ Yes ☐ No ☐ NA

SPRINKLER ROOM / VALVE AREA

Is General Information Sign provided, securely attached and legible?	☒ Yes ☐ No ☐ NA	Does the building appear to be properly heated in areas of wet sprinkler systems?	☒ Yes ☐ No ☐ NA
Are the control valves supervised with seals in correct (open or closed) position?	☒ Yes ☐ No ☐ NA	Are the gauges on system showing normal water supply pressure?	☒ Yes ☐ No ☐ NA
Are all check valves externally inspected, operating properly, and are in good condition?	☒ Yes ☐ No ☐ NA	Do valve supervisory switches indicate movement?	☒ Yes ☐ No ☐ NA
The electrical waterflow alarm devices passed test by opening inspector's test connection/bypass connection with alarms actuating and flow observed?	☒ Yes ☐ No ☐ NA	Have the mechanical waterflow alarm devices passed tests by opening inspector's test connection/bypass connection with alarms actuating and flow observed?	☐ Yes ☐ No ☒ NA
Have post indicating valves been opened until spring or torsion felt in the rod and then closed back 1/4 turn?	☐ Yes ☐ No ☒ NA		

FIRE LINE BACKFLOW PREVENTERS

Is the fire system equipped with a backflow preventer?	No	Has the fire line backflow preventer been tested by a certified tested in the last 12 months?	☐ Yes ☐ No ☒ NA
Has a forward flow test been completed on the fire line backflow in the last 5 years?	☐ Yes ☐ No ☒ NA		

FIRE DEPARTMENT CONNECTION

Is the FDC identification sign(s) in place?	☒ Yes ☐ No ☐ NA	Is the FDC plainly visible and easily accessible?	☒ Yes ☐ No ☐ NA
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Report of Inspection / Test

Annual NFPA 25



12-03-2025

Property

Kerry's Place Autism Services

Conducted by: Steve Maddix

Sage Fire Protection East Inc.
1885 Clements Rd
Pickering Ontario L1W 3V4
9056836600
info@sagefireprotectioneast.com

Are the FDC caps and plugs in place and undamaged?
☒ Yes
☐ No
☐ NA

Is the FDC check valve free of leaks?
☒ Yes
☐ No
☐ NA

PIPES

Are the visible pipe and fittings in good condition with no external corrosion?
☒ Yes
☐ No
☐ NA

Do visible pipe and fittings have no mechanical damage or leaks?
☒ Yes
☐ No
☐ NA

Are visible pipe hangers and seismic braces not damaged or loose?
☒ Yes
☐ No
☐ NA

Is the pipe through freezers free of any ice blockage?
☐ Yes
☐ No
☒ NA

SPRINKLER HEADS

Are there the proper number and type of spare sprinklers in the spare sprinkler head box?
☒ Yes
☐ No
☐ NA

Is there a spare sprinkler head wrench in the spare sprinkler head box?
☒ Yes
☐ No
☐ NA

Are visible sprinklers in the proper position: upright, pendent, sidewall?
☒ Yes
☐ No
☐ NA

Are visible sprinklers free of paint, corrosion, loading and physical damage?
☒ Yes
☐ No
☐ NA

Is there proper clearance of 18" below the sprinklers?
☒ Yes
☐ No
☐ NA

Are any escutcheons or coverplates for recessed or concealed sprinklers missing?
Pass

Do sprinklers appear to be proper temperature rating for their location?
☒ Yes
☐ No
☐ NA

Does facility appear to be adequately protected by sprinklers?
☒ Yes
☐ No
☐ NA

5 YEAR PREVENTATIVE MAINTENANCE

Has a 5 year internal pipe inspection been completed?
☐ Yes
☒ No
☐ NA

When is the next 5 year internal pipe inspection due. due

Has a 5 year internal valve inspection been completed?
☐ Yes
☐ No
☒ NA

When is the next 5 year internal valve inspection due. N/A

Has a 5 year standpipe flow test been completed?
☐ Yes
☐ No
☒ NA

When is the next 5 year standpipe flow test due. N/A

Has a 5 year internal inspection of the fire department connection siamese check valve been completed?
☐ Yes
☒ No
☐ NA

When is the next 5 year internal inspection of the fire department check valve due. due

Has a 5 year hydrostatic test of the fire department connection been completed?
☐ Yes
☒ No
☐ NA

When is the next 5 year fire department connection hydrostatic test due. due

Report of Inspection / Test

Annual NFPA 25



12-03-2025

Property

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1885 Clements Rd
Pickering Ontario L1W 3V4
9056836600
info@sagefireprotectioneast.com

Have gauges been calibrated or replaced in the last 5 years?

☐ Yes

☒ No

☐ NA

GENERAL WET SPRINKLER SYSTEM INFORMATION

Does water motor gong operate?

N/A

Does excess pressure pump operate as intended?

N/A

Is the excess pressure pump manual or automatic?

N/A

Is there an anti-freeze system?

☒ Yes

☐ No

☐ NA

Anti-freeze solution test result?

-21

Report of Inspection / Test

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Report of Inspection / Test for System - Wet System 1

WET SPRINKLER SYSTEM

System Number	N/A	Valve Size/Manufacturer	1.25 check valve
Valve Model #	N/A	Type of Control Valve	BFV
City Static Water Pressure (PSI)	Water storage tanks	System Water Pressure (PSI)	45
City Residual Water Pressure (PSI)	N/A	Main drain valve size?	1"
Does main shut off valve tamper switch operate?	Pass	Does low pressure switch operate?	N/A
Low pressure operation PSI?	N/A	Does flow alarm switch operate?	Pass
Flow alarm type?	paddle	Was inspectors test valve located and tested?	Yes

INSPECTORS TEST CONNECTION

Wet System 1 (Wet)

Location	Description	Time to Alarm (seconds)	Reported?	Smooth Orifice	Easily Accessible	Signs?	Pass?
Basement	ITV	35	Yes	Yes	Yes	Yes	Yes

VALVES

Wet System 1 (Wet)

Description	Location	Valve Type	Size	Secured	Open	Easily Accessible	Signs	Exercised	Stems Lubricated	# of Turns
Sprinkler S/O	Basement	Butterfly	1-1/2 "	Monitored	Yes	Yes	Yes	Yes	N/A	

Building Valves

Description	Location	Valve Type	Size	Secured	Open	Easily Accessible	Signs	Exercised	Stems Lubricated	# of Turns
Pump Outlet	Basement	Butterfly	1-1/2 "	Monitored	Yes	Yes	Yes	Yes	N/A	
Glycol S/O	Basement	Butterfly	2 "	Monitored	Yes	Yes	Yes	Yes	N/A	
Delete this one	Delete this one	Butterfly	2 "	Monitored	N/A	N/A	N/A	N/A	N/A	

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Deficiencies - General Questions

Deficiency #1

Has a 5 year internal pipe inspection been completed?: No

Notes:

Deficiency #2

Has a 5 year internal inspection of the fire department connection siamese check valve been completed?: No

Notes:

Deficiency #3

Has a 5 year hydrostatic test of the fire department connection been completed?:

No

Notes:

Deficiency #4

Have gauges been calibrated or replaced in the last 5 years?: No

Notes: 1 water gauge due for replacement

Deficiencies - General Wet System Questions

None

Deficiencies - Wet System 1

None

Deficiencies - Inspectors Test Connection

None

Deficiencies - Valves

None